

Coldwell Banker Commercial NRT

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Office Property For Lease

Professional and Medical Office Condos

1607 E. Main St., Saint Charles, IL 60174



Rental Rate:	\$8.61 - \$12 /SF/Year
Min. Divisible:	1,476 SF
Max. Contiguous:	3,699 SF
Property Type:	Office
Property Sub-type:	Office Building
Additional Sub-types:	Institutional/ Governmental Medical Office
Building Size:	17,000 SF
Building Class:	B
Year Built:	2006
Zoning Description:	BC (Community Business)

Last Updated today
 Listing ID 18228861

5 Spaces Available

Display Rental Rate as [Entered ▼](#)

A

Space Available:	1,903 SF
Rental Rate:	\$8.61 /SF/Year
Space Type:	Office Building
Max. Contiguous:	2,072 SF
Lease Type:	NNN

Finished with private front entrance. Includes 4 private offices, a conference room, a kitchenette, and 2 washrooms.

B

Space Available:	1,476 SF
Rental Rate:	\$12 /SF/Year
Space Type:	Office Building
Max. Contiguous:	1,755 SF

Finished-to-suit with a lobby entrance.

C

Space Available:	1,796 SF
Rental Rate:	\$12 /SF/Year
Space Type:	

	Office Building
Max. Contiguous:	2,075 SF
Lease Type:	NNN
Finished-to-suit with a lobby entrance.	

D	Space Available: 1,903 SF
	Rental Rate: \$12 /SF/Year
	Space Type: Office Building
	Max. Contiguous: 2,232 SF
	Lease Type: NNN
Finished-to-suit with private front entrance.	

C-D Combo	Space Available: 3,699 SF
	Rental Rate: \$12 /SF/Year
	Space Type: Office Building
	Additional Space Types: Office Showroom
	Lease Type: NNN
Finished to suit. Combo of units C-D.	

Highlights

- Built-out to Suit!
- New Construction.
- Large, Private Parking Lot Appx 69 Striped Spaces
- Heat, Air-conditioning, and Utilities are Separately Metered.
- Professional Atmosphere.
- Southern Exposure

Description

New, professional/medical office condo units located in the Tyler & Rt 64 Business Park on the east side of St. Charles IL.

All units fitted with ceiling wet sprinklers and wired for fire alarm systems.

Unit A is finished and ready to occupy.

Units B, C, D, and C-D will be finished to suit.

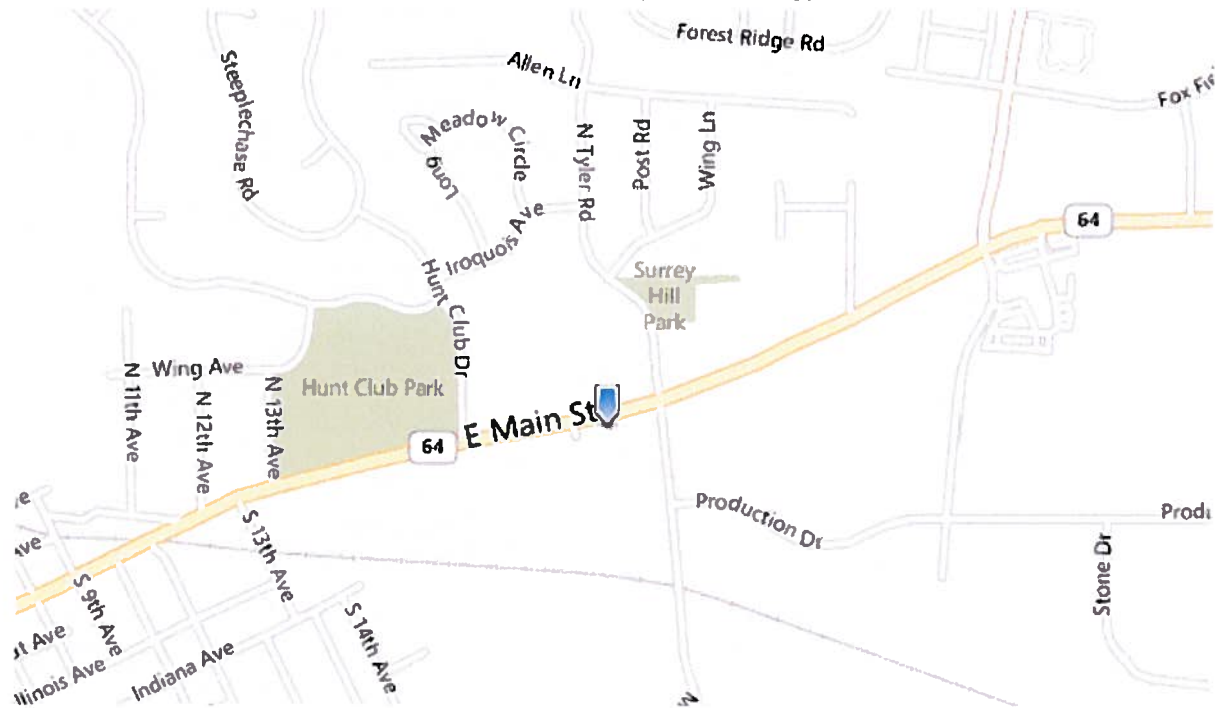
Additional storage/flex rooms are available.

Pass-through costs to include taxes and CAM = \$4.00 SF Yr.

Utilities are separately metered and paid by the tenant.

Located on the south-west quadrant of Rt 64 and Tyler.

Map of 1607 E. Main St., Saint Charles, IL 60174 (Kane County)



Additional Photos



Unit A Private Entrance



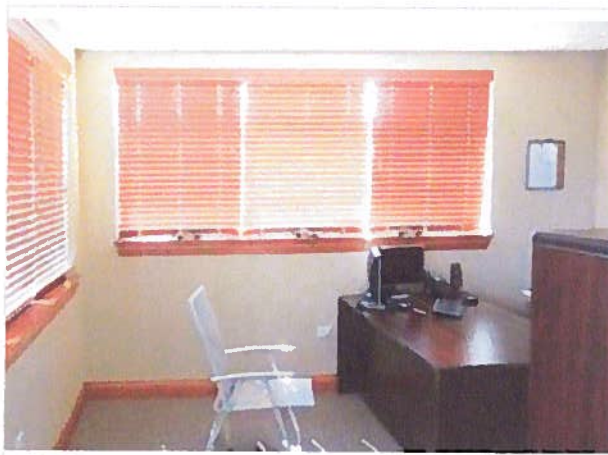
Unit A Finished Office



Unit A Kitchenette

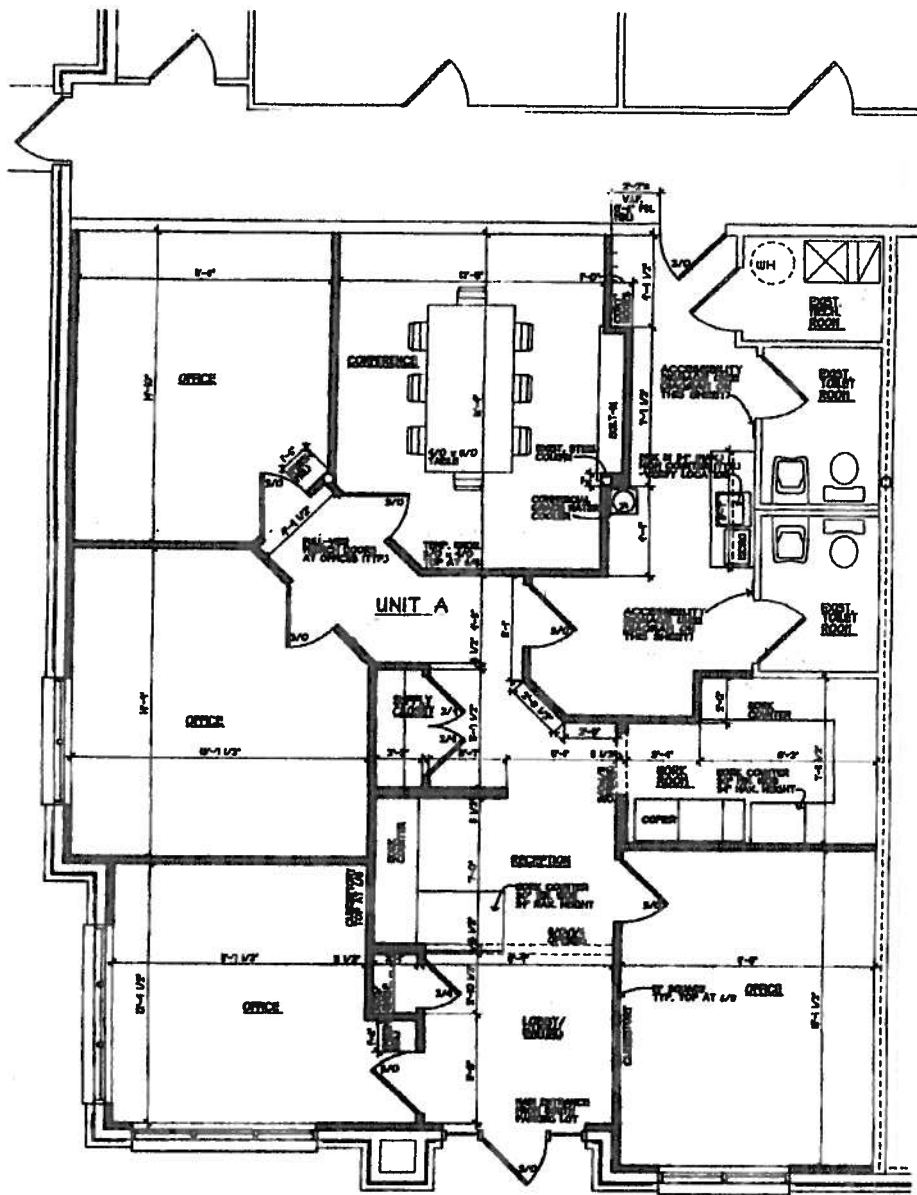


Professional and Medical Office Condos



Unit A Front Office

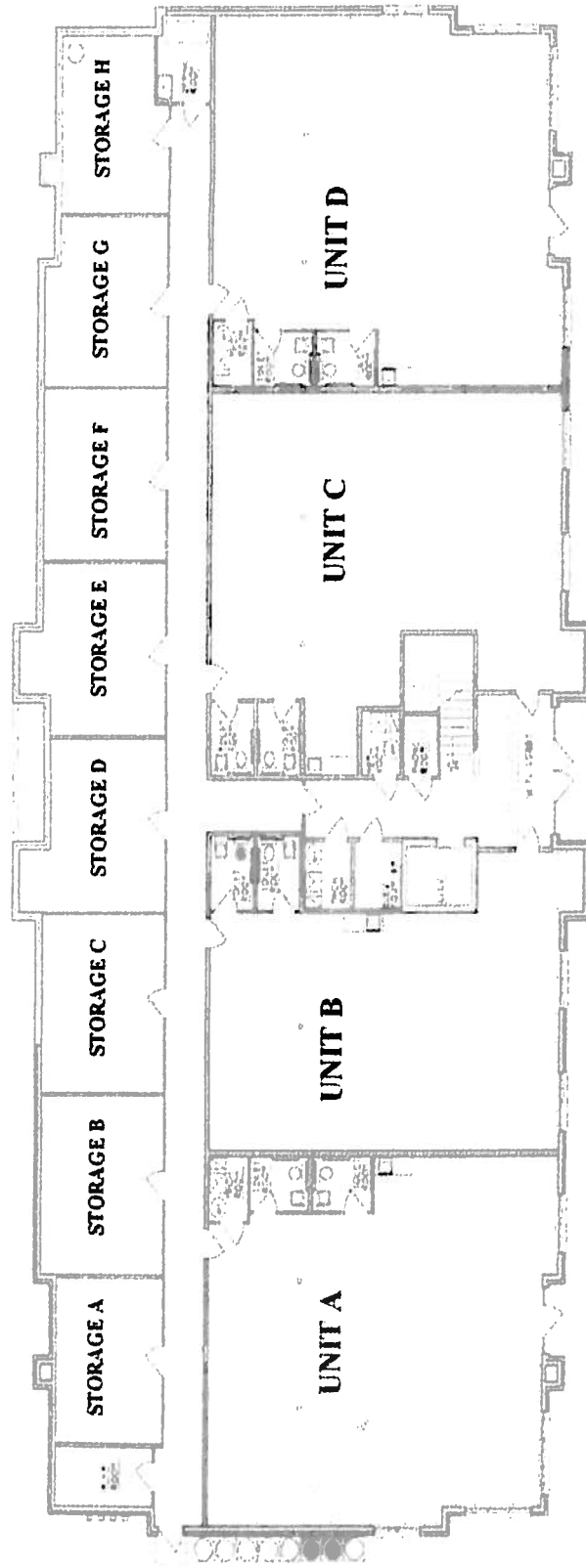
Created 6/20/2013



MODEL BUILD-OUT PLAN 'UNIT A'

SCALE: 1/4" = 1'-0"





TYLER & 64 BUSINESS PARK

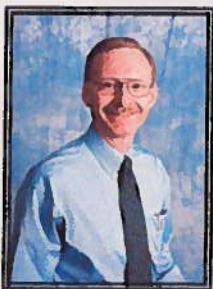


1607 E. Main St.

St. Charles



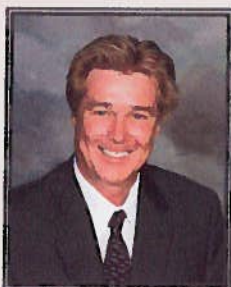
Great Location on Main St.(Rt 64) East Side of St. Charles



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INFO DEEMED RELIABLE BUT NOT GUARANTEED